



GRASSROOTS
REALTY GROUP

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76317 Highway 49
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2340604



\$990,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,670 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Plug-In, RV Access/Parking		
Lot Size:	154.98 Acres		
Lot Feat:	Private, See Remarks		

Heating:	Central, Natural Gas	Water:	Co-operative, Dugout
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-76-21-W5
Exterior:	Vinyl Siding	Zoning:	Residential/Farmland
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Looking for farm land, or land REVENUE? This quarter section has it all! With about 80 acres open and the rest in bush, you'll enjoy the best of both! With 5 + bedrooms, and 3 baths, you'll have plenty of space! This beautiful bungalow features a vaulted ceiling and cottage roof, making it a great open concept plan!. The kitchen is spacious with lots of cupboards, corner pantry, and large island making it ideal to host large gatherings. The dinning room features garden doors, leading to a large deck, perfect for your next barbeque, or simply enjoy the outdoors. Relax in the living room with a natural gas fireplace. The master bedroom features a large 4 -piece ensuite, jet tub, shower, and walk in closet. The laundry room is conveniently located upstairs. The basement features 2 bedrooms, a large family room, office, storage, and a 3 piece bath. Enjoy in floor heating ready hook-ups, adding value and comfort. A new furnace has recently been added for your peace of mind. Enjoy the perks of WATER CO-OP (Municipal Water) and a dugout for outdoor watering needs. Beautifully landscaped, private yard with a garden, shed, and greenhouse. Outdoor electrical post outlets for plugging in your vehicles. GREAT INVESTMENT! Currently about 80 acres rented out as income, along with 2 acres of Saskatoon berries that could also add value! Don't miss this RARE OPPORTUNITY to own LAND and a BEAUTIFUL home in a great location! Call today for a viewing!